

SUMMARY OF KEY ISSUES

October 9, 2003

ISSUE #1 - STANDARDS FOR CONSIDERATION OF AMENDMENTS TO THE GENERAL PLAN -

When will the County consider amendments to the General Plan? Where will the County look first for areas to accommodate new growth? To what standards will that new growth be built?

ISSUE #2 - PLACER PARKWAY ROUTE ALIGNMENT - The selection of a route for Placer Parkway is underway with an expected date of route adoption in 2007. This process is best done on a regional scale and with a minimum of constraints. Would it be preferable to wait until the highway alignment is established before approving land development projects along the corridor.

ISSUE#3 - "ORDERLY" DEVELOPMENT -The General Plan includes numerous policies that encourage urban growth to be directed to the cities or to existing community plan areas, and to support logical growth patterns.

ISSUE #4 - AVAILABILITY OF INFRASTRUCTURE- Part III of the General Plan as well as other General Plan language include policies aimed at insuring that adequate infrastructure, including surface water, is provided for all new development.

ISSUE #5 - PRESERVATION OF INDUSTRIALLY ZONED LAND -The Sunset Industrial Area (SIA) is explicit about protecting existing and future industrial development from residential encroachment.

ISSUE #6 - PRESERVATION OF AGRICULTURAL LAND -There are numerous General Plan goals and policies that call for the preservation of agriculturally zoned lands and agricultural uses. The Placer Ranch and De La Salle projects propose to convert agricultural lands to urban uses. The westerly 640 acres of the Placer Ranch project site is within an Agricultural Preserve, subject to a Williamson Act contract.

ISSUE #7 - BUFFERS BETWEEN INCOMPATIBLE LAND USES -The General Plan includes many policies that call for appropriate buffers between industrial, commercial, residential and agricultural uses as well as buffers from the landfill.

ISSUE #8 - CONSERVATION STRATEGY/HABITAT CONSERVATION PLAN - The NCCP/HCP addresses impacts associated with endangered species and their associated habitat. The staff has prepared an analysis, called the HCP Draft Conservation Strategy, that was released in mid-September. The draft identifies some of the anticipated impacts associated with growth on a number of endangered species and a range of alternative conservation and growth scenarios that will be used for further evaluation.

ISSUE #9 - TRANSPORTATION INFRASTRUCTURE FINANCING - Local roadway systems have typically been funded through traffic mitigation fee programs. Regional facilities are funded through a combination of State, Federal and local sources. A recent analysis has shown that funding for the regional system falls well short of available revenue.